

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING--Sept. 22, 1965

Appeal #8357 James Bowman, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on September 28, 1965:

ORDERED:

That the appeal for a variance from the side yard requirements of the R-2 District to permit a one-story front addition to the dwelling at 907 - 52nd St. N.E., lot 119, square 5199, be granted.

From the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's lot, which is located in the R-2 District, has a frontage of 17 feet on 52nd Street and a depth of 129.50 feet, and contains an area of 2189 square feet.

(2) The lot is improved with a semi-detached dwelling which does not contain a proper side yard to the south. However, this side yard is opposite a 16 foot wide public alley, which, at the time of its erection was considered as a side yard using one-half of the alley, and therefore the building met the requirements of all zoning at the time of its construction.

(3) Appellant proposes to erect a porch roof across the front and it will extend from one side of the building to the other. Appellant stated the house across the alley has a similar porch.

(4) There was no objection to the granting of this appeal registered at the public hearing.

OPINION:

We are of the opinion that ~~all~~ appellant has proven a case of hardship within the provisions of Section 8207.11 of the Zoning Regulations, and that a denial of the appeal would result in peculiar and exceptional practical difficulties and exceptional and undue hardship upon the owner. We are further of the opinion that this relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the zoning regulations and map.

We are also of the opinion that the erection of this roof over existing porch will not affect adversely light and air to adjoining properties.